

FOR SALE

Development Site Fronting the East Lancashire Road (A580)

8 Acres(3.23 Hectares) Approx



Shrogs Farm, Knowsley, L32 7RD

- **Prominent frontage to A580 East Lancashire Road**
- **Situated adjacent to Junction 5 M57 (intersection with A580)**
- **Freehold**
- **Redevelopment potential for a range of commercial uses subject to planning**

Location:

The site is situated on the Northerly side of the East Lancashire Road, adjacent to Junctions 4 and 5 of the M57. These junctions form the intersection of the M57, with the A580 East Lancashire Road.

The site is situated in a strategic commercial location and benefits from excellent proximity to the national motorway network.

- Description:** The site is triangular in shape and comprises of open farmland, bounded by the M57 and A580 East Lancashire Road. It comprises a level area of open farmland, with two refurbished former farmhouses and three brick barns which are suitable for conversion to office, commercial or residential use.
- Main House 1:** This building has been refurbished to a high standard and is 2 storey of traditional brick construction with a pitched slated roof. It has attractive gardens to the front and rear. At ground floor level it comprises a lounge, hall/sitting room, kitchen, dining room and conservatory with attached laundry room.
- At first floor level there are 3 bedrooms.
- The accommodation is in excellent decorative order throughout, and benefits from gas fired central heating and mains drainage.
- It extends to a total gross Internal area of 203 sq m (2,188 sq ft).
- House 2:** This building has also been refurbished and comprises of a two storey former farmhouse of traditional brick constructions with a pitched slated roof.
- Ground floor level comprises of a lounge, utility room, kitchen and WC. At first floor there are 2 bedrooms, a bathroom and storeroom. It has gas fired central heating throughout and gardens to the front and rear.
- The property extends to a gross internal area of 115.6 sq m (1,245 sq ft).
- Outbuildings:** In addition, there are 3 brick barn buildings, used for storage which extend to the following floor areas:-
- | | |
|-----------|--------------------------|
| Barn No 1 | 171.6 sq m (1,847 sq ft) |
| Barn No 2 | 144.3 sq m (1,553 sq ft) |
| Barn No 3 | 31.9 sq m (343 sq ft) |
- Telecoms Mast:** Additional income is provided by a temporary telecommunications mast, in the north west corner of the site.
- It is occupied by virtue of an annual lease dated 16th March 2004, to Orange Personal Communications Services Limited. The agreement is for a “rolling” 12 month period at a rental of £4,200 per annum exclusive.
- Planning:** The property is suitable for re development, for a variety of commercial uses, subject to planning. It has been put forward in the Local Development Framework, for re allocation for Commercial uses. Further details may be obtained from the planning department of Knowsley Borough Council on T: 0151 443 2381.
- Terms:** Details on application.
- Council Tax:** The property is currently within Council Tax Band E.

- Legal Costs:** Each party will be responsible for their own legal costs incurred in connection with the sale.
- EPC:** Available on request.
- VAT:** Any prices quoted are exclusive of VAT.
- Viewing:** Strictly by appointment only with the Liverpool Office of Matthews & Goodman LLP.
- Contact:** Chris Hennessy
chennessy@matthews-goodman.co.uk
0151 242 8966



Matthews & Goodman LLP gives notice that:

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